

**21.13**11/05/2017  
C197**21.13-1**11/05/2017  
C197**LOCAL AREAS****Epping Central Metropolitan Activity Centre**

Epping Central has been designated as one of two Metropolitan Activity Centres in the City of Whittlesea. In order to build on its existing assets, including the presence of regional-level shopping and health facilities, and location on the South Morang rail line, the Epping Central Structure Plan sets out objectives for land use, development, design and investment in the centre for the next twenty years. This document provides guidance to the community, the development industry, Council and the State Government on how the activity centre should be developed into the future, in accordance with State Government objectives for metropolitan activity centres.

**Objective 1: To develop Epping Central Metropolitan Activity Centre as a vibrant, attractive and sustainable hub for housing, employment and community services for the municipality and wider region.**

- Strategy 1.1 Support increased housing densities in close proximity to transport infrastructure, shops and services, and increase the diversity of homes to improve housing choice.
- Strategy 1.2 Increase the proportion of trips taken by sustainable modes of transport such as walking, cycling and public transport to reduce car use.
- Strategy 1.3 Increase employment densities by supporting the development of diverse office, retail and industrial uses in appropriate locations.
- Strategy 1.4 Facilitate the development of entertainment and leisure opportunities, appropriate to all age groups, to provide local entertainment options for residents and promote night-time activity in the activity centre.
- Strategy 1.5 Increase the provision of new community services and facilities, including health and wellbeing, information and learning, and active recreation facilities to meet the needs of existing and future residents.
- Strategy 1.6 Improve Epping Central's public realm by enhancing the amenity, attractiveness and functionality of streetscapes, parks and creek zones.
- Strategy 1.7 Ensure that physical infrastructure, including drainage, stormwater treatment, and telecommunications, are provided in accordance with projected development in the activity centre.
- Strategy 1.8 Ensure that all new buildings in Epping Central, including residential, commercial, and community developments, achieve a high degree of environmentally sustainable design performance.
- Strategy 1.9 Promote high quality design in all new development, appropriate to Epping Central's higher-density context, to complement improvements to the public realm, stimulate investment and contribute to a high-amenity street interface.